

Fresenius

MEDICAL CARE & CELL TOWER

2601 SOUTH HARLEM AVENUE
CHICAGO (BERWYN), ILLINOIS 60402

Near the Regions Major Hospital
MacNeal Hospital / 374 Beds ✓
1.2 Miles from Subject Property

Superior Demographics ✓
2.5M+ Population & \$96,000+
in a 10 Mile Radius

Directly Across the Street from
Costco & North Riverside Park Mall ✓
1.1M SF Mall Anchored by JC Penny



 **FRESENIUS
MEDICAL CARE**





Exclusively Listed by:

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INVESTMENT HIGHLIGHTS

- ✔ **Long Term Passive Income:** Fresenius Medical Care has Occupied the Building for 20+ Years with 5 Years Remaining on the Current Lease and Two, 5 Year Options to Extend
- ✔ **Strong Corporate Guaranty:** Providing Dialysis Treatments to More than 345,000 Patients Worldwide, in 2019 Fresenius Generated Revenue of Around 20.71 Billion
- ✔ **Near The Regions Major Hospital:** MacNeal Hospital with 374 Bed Capacity Resides only 1.2 Miles from Fresenius Medical Care
- ✔ **Across from High School:** Just Across West 26th Street is Morton West High School that accommodates to over 3,500+ Students 9-12 Grade

- ✔ **Excellent Access / Visibility:** Located at the Intersection of South Harlem Avenue & West 26th Street Recording a Combined Total of 41,000 Vehicles Per Day
- ✔ **Dominant Retail Corridor:** Fresenius Medical Care is Caddy Corner to Costco, North Riverside Park Mall, and Many Other National Retailers Including: Best Buy, Starbucks, Red Robin, Canes & 7-Eleven to name a few
- ✔ **Substantial Built-In Customer Base:** Fresenius Medical Care is Surrounded by a Population of 230,000+ & 80,000+ Households in just a 3 Mile Radius, At 10 Miles Population exceeds 2 Million + and nearly 1 Million Households
- ✔ **Chicago MSA:** One of the Largest Metro’s in the Nation with Over 2.7 Million Residents residing in Chicago Alone



INVESTMENT SUMMARY

ADDRESS: 2601 South Harlem Avenue
Chicago (Berwyn), Illinois 60402

PRICE: \$4,093,000

CAP: 6.57%

NOI: \$268,888

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	231,471	634,437	2,584,973
HOUSEHOLDS:	80,126	215,577	938,458
HH INCOME:	\$84,735	\$82,885	\$96,477



PROPERTY DESCRIPTION

✓ PROPERTY ADDRESS: 2601 South Harlem Avenue Chicago (Berwyn), Illinois 60402	✓ LEASE TYPE: Double-Net
✓ BUILDING SIZE: 11,918 SF	✓ YEAR BUILT / Renovated: 1962 / 1999
✓ LOT SIZE: 40,510 SF	✓ FRONTAGE & ACCESS: S Harlem Avenue / W 26th Street

TENANT SUMMARY

TENANT NAME:	Fresenius Medical Care
OPERATOR:	Dialysis Centers of America - Illinois, Inc.
GUARANTY:	Renal Care Group, Inc.
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Double-Net
LEASE COMMENCEMENT:	June 26, 2000
LEASE EXPIRATION:	October 31, 2025
TERM REMAINING:	5 Years
INCREASES:	2.5% Annually
OPTIONS:	Two, 5 Year Options

TENANT NAME:	CTI TOWER
LEASE EXPIRATION:	March 6, 2024
TERM REMAINING:	3 Years
INCREASES:	2% Annually
OPTIONS:	Four, 5 Year Options

ANNUALIZED OPERATING DATA

Fresenius Medical Care	ANNUALLY	MONTHLY	CTI Tower	ANNUALLY	MONTHLY
Nov 1, 2020 - Oct 31, 2021	\$260,617.94	\$21,718.16	Present - Jun 30, 2021	\$8,270.00	\$689.17
Nov 1, 2021 - Oct 31, 2022	\$268,436.48	\$22,369.71	Jul 1, 2021 - Jun 30, 2022	\$8,435.40	\$702.95
Nov 1, 2022 - Oct 31, 2023	\$276,489.57	\$23,040.80	Jul 1, 2022 - Jun 30, 2023	\$8,604.11	\$717.01
Nov 1, 2023 - Oct 31, 2024	\$284,784.26	\$23,732.02	Jul 1, 2023 - Mar 6, 2024	\$8,776.19	\$731.35
Nov 1, 2023 - Oct 31, 2025	\$293,327.79	\$24,443.98			



LEASE ABSTRACTION

Property Taxes:

Lessor shall pay all taxes, assessments, licenses & permit fees, and other governmental charges. Lessee Shall Reimburse Lessor of all taxes on the building parcel. Payment is to be made to the Lessor within fourteen (14) days of receipt of written notice from the Lessor

Insurance:

Lessee shall maintain fire and extended coverage liability insurance as well as comprehensive general liability policy naming Lessor its beneficiary to the limit of not less than \$2,000,000 per each occurrence

Tenant is Responsible:

Lessee shall maintain landscaping, Ice & Snow, interior ADA work, exterior signage and personal property

Landlord is Responsible:

Lessor shall maintain exterior walls, structure, roof, exterior painting sidewalks, curbs, parking lot and exterior ADA compliant access doors, ramps, sidewalks and parking lots



TENANT PROFILE

Not Actual Site



FRESENIUS MEDICAL CARE

Fresenius Medical Care (NYSE: FMS) is the world's leading provider of products and services for people with chronic kidney failure. Around 3.5 million patients worldwide with this disease regularly undergo dialysis treatment. Dialysis is a life-saving blood cleansing procedure that substitutes the function of the kidney in case of kidney failure.

Fresenius Medical Care cares for more than 347,000 patients in a global network of more than 4,000 dialysis clinics. At the same time, they operate 45 production sites in more than 20 countries, to provide dialysis products such as dialysis machines, dialyzers and related disposables.

Fresenius Medical Care aims to further consolidate its expertise and to use this competence as a basis for sustainable, profitable growth. We aim to continuously improve our patients' quality of life by offering them high-quality products as well as innovative technologies and treatment concepts.

Fresenius Medical Care's corporate headquarters is in Bad Homburg v. d. Höhe, Germany. The headquarters in North America is in Waltham, Massachusetts, the headquarters of Asia-Pacific is located in Hongkong and the headquarters of Latin America is in Rio de Janeiro.

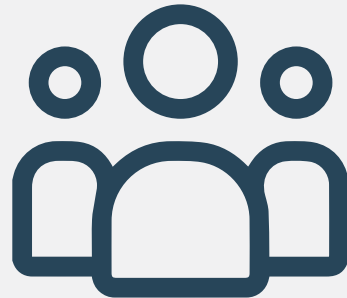
FRESENIUS MEDICAL CARE IN NUMBERS

- ✓ Offers Dialysis Products & Services in Around 150 Countries
- ✓ Performed Approximately 52 Million Dialysis Treatments in 2019
- ✓ Every 6-Seconds Provides a Dialysis Treatment Somewhere on the Globe
- ✓ One of Two Dialysis Machines Worldwide is Made By Fresenius
- ✓ Operate 45 productions Sites in More Than 20 Countries



±128,300
TOTAL EMPLOYEES

Change of +7% from 2018



TOTAL
EMPLOYEES **±345,096**
Change of +4% from 2018

FRESENIUS MEDICAL CARE SUMMARY

Tenant:	Fresenius Medical Care
Revenue 2019:	±\$19.41 Billion (49% of Fresenius Group Total Revenue)
Net Income 2019:	±\$1.53 Billion (73% of Fresenius Group Net Income)
Credit Rating (S&P'S):	BBB
Ticker Symbol (NYSE):	FMS
Number of Clinics:	3,994+
Number of Employees:	±128,300 (44% of Fresenius Group Total Employment)
Number of Dialysis Treatments (YR):	52+ Million
Number of Patients:	±345,096
USA Headquarters:	Waltham, MA
Website:	www.freseniusmedicalcare.us

FRESENIUS OPERATIONS





**FRESENIUS
MEDICAL CARE**

Fresenius Medical Care is the world’s largest provider of products and services for individuals with renal diseases of which around 3.2 million patients worldwide regularly undergo dialysis treatment. Through its global network of 4,000 dialysis clinics, Fresenius Medical Care provides dialysis treatments for 345,096 patients around the globe. Fresenius Medical Care is also the leading provider of dialysis products such as dialysis machines or dialyzers. Along with the core business, the company provides related medical services in the field of Care Coordination.

1

WALTHAM, U.S.
Regional Headquarters
North America

2

BAD HOMBERT, GER
Company Headquarters &
Regional Headquarters for
Europe, Middle East, Africa &
Latin America

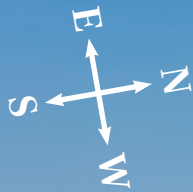
3

HONG KONG, CN
Regional Headquarters
Asia-Pacific



FORBES AWARDS

- ✓ World’s Largest Public Companies, 2017-19
- ✓ Top Multinational Performers 2017
- ✓ World’s Best Employers 2017
- ✓ America’s Best Employers 2015
- ✓ World’s Most Innovative Companies 2013



North Riverside Park Mall



West 26th Street (14,000+ VPD)

South Harlem Avenue (27,000+ VPD)



FRESENIUS
MEDICAL CARE

FIVE GUYS
BURGERS and FRIES



TONY'S
Fresh Market



Party City
NOBODY HAS MORE PARTY FOR LESS
MARSHALLS

Office DEPOT
What you need. What you need to know.

SHOE CARNIVAL

Downtown Chicago
10 Miles from Subject Property

Morton West High School
3,539 Students

South Harlem Avenue (27,000+ VPD)

West 26th Street (14,000+ VPD)



**FRESENIUS
MEDICAL CARE**





MacNeal Hospital
1.2 Miles from Subject Property
374 Beds



Berwyn Public Library

Morton West High School
3,539 Students

West 26th Street (14,000+ VPD)

South Harlem Avenue (27,000+ VPD)



DISTANCE FROM SUBJECT PROPERTY

32 - MILES Naperville, IL

92 - MILES Milwaukee, WI

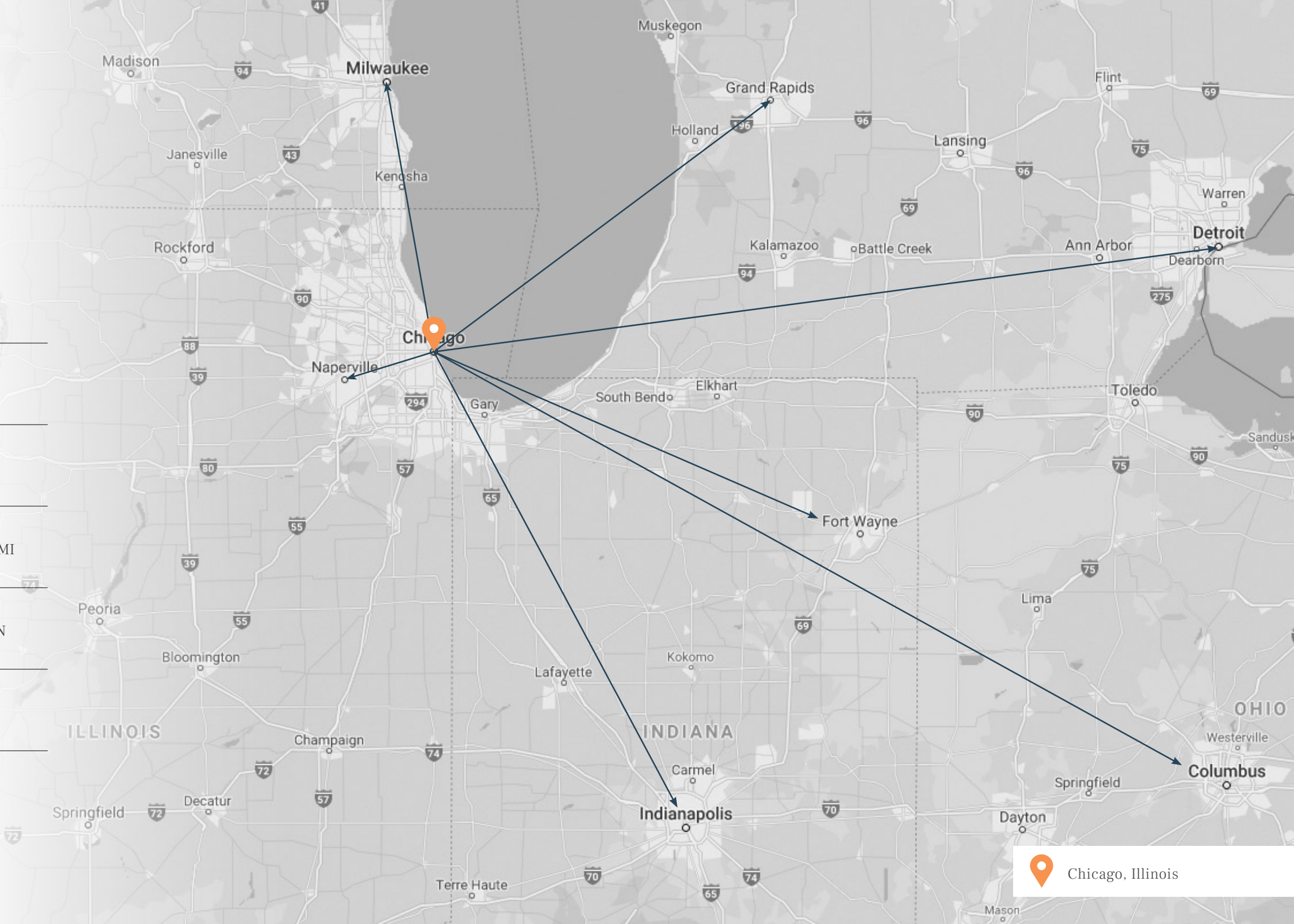
162 - MILES Fort Wayne, IN

179 - MILES Grand Rapids, MI

183 - MILES Indianapolis, IN

284 - MILES Detroit, MI

325 - MILES Columbus, OH



Chicago, Illinois

CHICAGO OVERVIEW

Chicago-Naperville-Elgin is one of the largest metros in the nation. Also known as the Greater Chicagoland area, it is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential and office towers in the downtown Chicago.

MAJOR AREA EMPLOYERS

- Amazon.com, Inc.
- Advocate Aurora Health
- Walmart
- Northwestern University
- United Continental Holdings Inc.
- American Airlines
- Walgreens Boots Alliance, Inc.
- Abbott Labs
- JPMorgan Chase
- University of Chicago

Downtown Chicago



WEALTH OF INTELLECTUAL CAPITAL

The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.



THIRD-LARGEST METROPOLITAN AREA

The metro population trails only New York City and Los Angeles in size. Growth in the metro has slowed in recent years.



LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors.



QUALITY OF LIFE

The Chicago metro has something to offer everyone of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities.

The Chicago area’s relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver.

Cultural activities and artistic venues underpin the metro’s cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world’s best, and troupes, dance companies, symphony orchestras and music venues abound.

DEMOGRAPHICS

- ✓ Chicago is the third most populous metro in the U.S. with 9.6 million residents. During the next five years, gains will remain below the U.S. rate of growth.
- ✓ World-class education institutions including Northwestern University and the University of Chicago help provide a skilled labor pool. Nearly 36 percent of residents age 25 and older hold a bachelor’s degree and of these, 14 percent have also earned a graduate or professional degree, which is well above the national level.
- ✓ More people are renting as thousands of new apartments are completed. As a result, the local homeownership at 60 percent has declined in recent years.

POPULATION BY AGE

6%	18%	6%	24%	28%	18%
0-4 Years	5-19 Years	20-24 Years	25-44 Years	45-64 Years	65+ Years

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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